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BIDWELLS



26 Brooke House, Kingsley Walk, Cambridge, CB5 8TJ

**Rent: £1,700 pcm**  
**Unfurnished**

**A beautiful spacious 2 bedroom apartment situated on the popular Cambridge Riverside development.**

Available: 19<sup>th</sup> October 2020

Regret No Students, Sharers, Smokers or Pets

## Location

26 Brooke House is within easy walking distance of the heart of the city centre, many of the colleges and the open spaces of Midsummer Common/Jesus Green. Parkside Community College is about half a mile away and other highly regarded central city schools include St Mary's in Bateman Street and The Perse (girls) in Panton Street. The property is also well placed for access to St John's College School and King's College School in Grange Road, on the west side of the city.

## Description

Brooke House is a modern and stylish six storey building located on Kingsley Walk just off Newmarket Road.

Cambridge Riverside is set in the idyllic surroundings of Midsummer Common and the River Cam, it comprises of a collection of apartments within walking distance to the City centre. The apartment benefits from a large dual aspect balcony offering delightful views on to Maids Causeway. A series of linked landscaped courtyards surround the development, each with its own distinctive character and providing direct access to Midsummer Common and onto the river itself. Onsite facilities include secure underground parking for 1 vehicle, a private resident's gym and a concierge service.

## Particular Features of Note:

- **Total approximate internal area of 893 sq. ft. (83 sq. m.)**
- **Beautiful open plan living/dining/kitchen area.**
- **Solid wood floor to hallway and open plan lounge.**
- **Master bedroom with a range of built in wardrobes, Juliet balcony and en-suite bathroom.**
- **Family bathroom comprising of bath with shower over, WC, wash handbasin and oak effect framed mirror cabinet with shelving.**
- **Fully fitted kitchen with a range of wall and base units, integrated appliances including, dish washer, fridge freezer, Siemens oven, Siemens induction hob with extractor over.**
- **Large storage cupboard located off the hallway housing AEG washer/dryer.**
- **1 secure allocated underground parking space.**
- **Secure communal bike storage.**
- **Concierge and residents Gym.**
- **Gas fired underfloor heating.**



Living Area



Bedroom



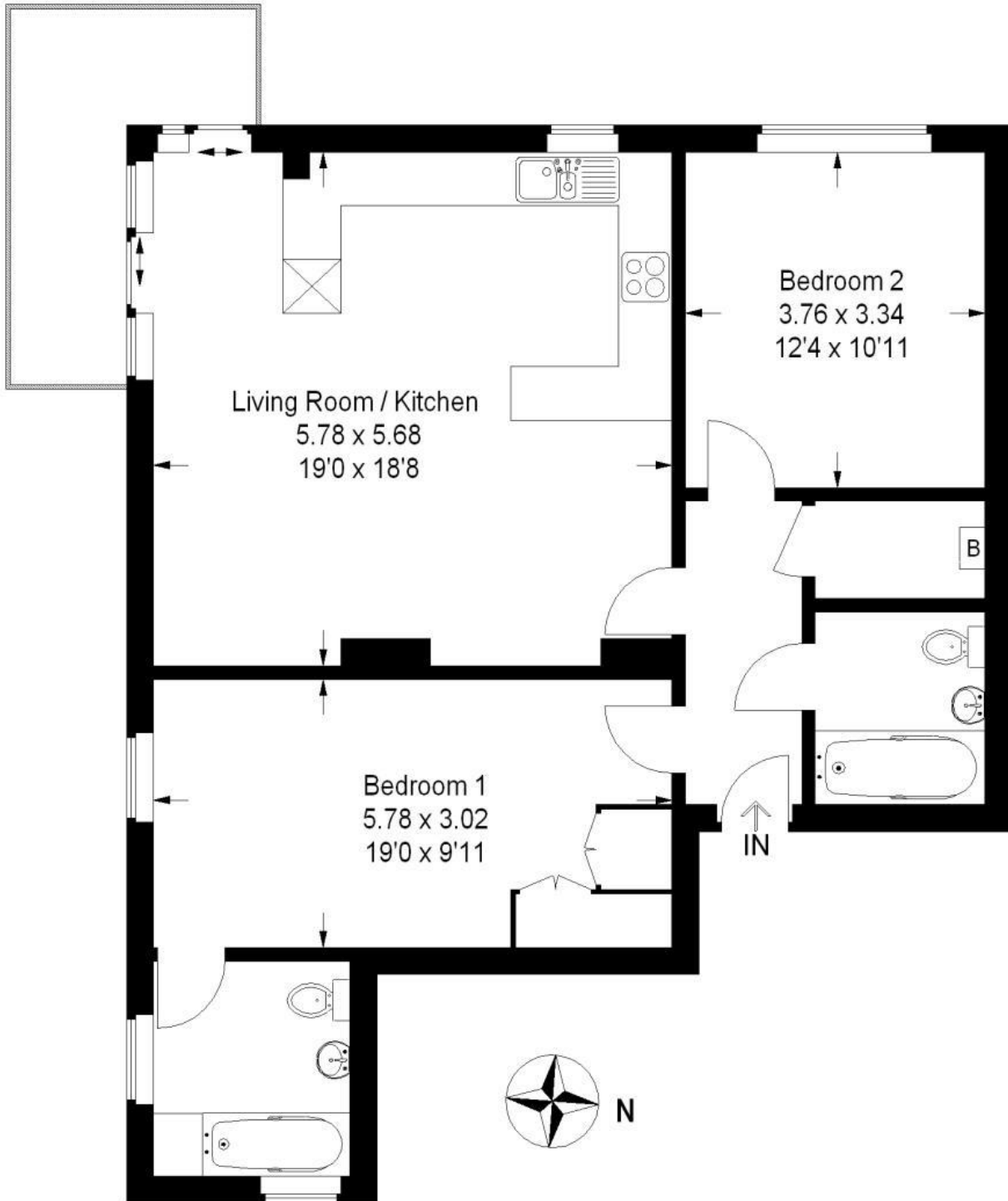
Bathroom



Resident's Gym

# 26 Brooke House, Kingsley Walk, Cambridge, CB5 8TJ

Approximate Gross Internal Area :- 83 sq m / 893 sq ft



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Local Authorities

Before moving into a rental property, it is essential for the tenant to contact the local service authorities to take over supplies. Listed below are some helpful telephone numbers:

Electricity enquiries  
MPAS 08456 015467

Gas enquiries  
Meter Helpline 08706 081524

Council Tax  
Cambridge City Council  
01223 457790

Water  
Cambridge Water Company 01223 706050

## Rent

Rent: £1,700 pcm Unfurnished.

## Deposit

£1961.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£392.00

Once your application has been accepted, in order to reserve the property, the above holding deposit will need to be paid. Once received, we shall be able to start the referencing process. The holding deposit will be returned to you within 15 calendar days, unless the referencing and signing of the Tenancy Agreement exceeds this timeframe.

Please note this will be withheld if any relevant person (including guarantor(s) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee).

## References

References are undertaken by an external referencing agency and are subject to a minimum four day waiting period. A tenancy will not be formally offered until we have received satisfactory references.

## Payment

The first payment of the rent, deposit and professional fee should ideally be paid by banker's draft. If the payment is to be made by cheque, then a period of at least four working days should be allowed to ensure that the cheque has cleared before the tenancy commencement date. Please note that we cannot release keys until we have received confirmation that cleared funds have been received. Thereafter, payment of rent must be made by standing order.

## Viewing

Strictly by appointment with Bidwells, telephone 01223 841842.

## Important Notice

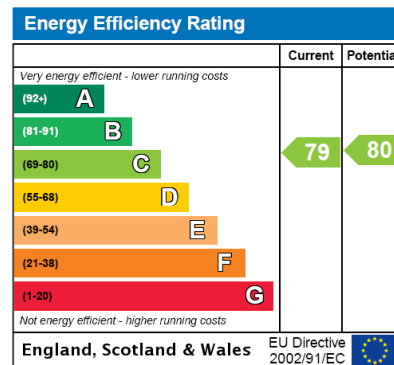
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

## Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

## Energy Performance Certificate

To inspect the full EPC for this property please contact our office on 01223 841842. The graphs below show the property's energy efficiency and environmental impact rating.



## Bidwells

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

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[www.bidwells.co.uk](http://www.bidwells.co.uk)

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**This property is managed by Bidwells.**